



PROPOSED CLIMATIZED SELF-STORAGE FOR SALE

900 Bacons Bridge Road
Summerville, SC 29485

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**COLDWELL BANKER
COMMERCIAL
ATLANTIC**



PRICE

\$925,000



BUILDING SIZE

114,800 SF



ACRES

1.50 Acres



ZONING

Town of Summerville -
General Business (GB)



TAX ID

145-06-06-004



VEHICLES PER DAY

SCDOT 21,900 AADT
2023

PROPERTY OVERVIEW

Available For Sale - Fully entitled 1.5-acre parcel located at 900 Bacons Bridge Road, Summerville, SC. The property is zoned GB {General Business} in the Town of Summerville and has received approval for the development of an indoor, self-storage facility encompassing over 114,800 SF of climate-controlled storage units. Situated in a growing area with strong demand, this site offers easy access and excellent visibility, perfect for serving both residential and commercial customers. Traffic counts close to 22K per day along Bacons Bridge also known as State Highway 165.

Greater Charleston is comprised of Boeing, Volvo, Redwood Materials, Charleston AFB and the Charleston Ports Authority. Known for our historic district, hospitality, beaches and temperate climate, Charleston continues to be the next destination for many corporations looking for the right location with ample workforce and “business friendly” regulations. Currently, demand exceeds supply for residential housing market, making multi-family a stop-gap rental measure for the public at large and creating the need for temporary storage units.

SITE PLAN



AREA MAP





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DEMOGRAPHICS



21,900

Vehicles per Day

Demographics	3 Mile	5 Miles	10 Miles
Total Population:	68,953	144,405	322,765
Total Households:	27,032	55,077	123,340
Average HH Income:	\$94,874	\$100,672	\$99,521

900 Bacons Bridge Rd, Summerville, South Carolina, 29485

2024 Average Household Income by Block Groups



All demographics based on Esri forecasts for 2024

SCDOT AADT 2023



8,319

Businesses within 10 Miles



94,272

Employees within 10 Miles



322,675

Population within 10 Miles



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